



Wrights
01225 755553

St James Court, Church Street, Trowbridge, Wiltshire, BA14 8DW

£135,000

Situation

The property is situated close to many local amenities including Trowbridge railway station and the town centre, providing excellent shopping and leisure facilities, a multiplex cinema, numerous pubs and restaurants.

Access to London by train is direct via Westbury (approx 5 miles) and indirect via Trowbridge. The World Heritage City of Bath is just 15 miles away, famed for its shopping, period buildings and many places of cultural interest.



One bedroom garden apartment

Newly renovated to a high standard

Grade II listed building

Town centre location

High quality integrated appliances

Double bedroom with built in wardrobe

Contemporary shower room

Gas central heating

Spacious courtyard garden

No onward chain



This beautifully presented one bedroom garden apartment is set within a stunning Grade II listed former school, ideally located in the heart of Trowbridge town centre. Recently renovated to a high standard, the property seamlessly blends period character with modern living.

The accommodation comprises an open plan kitchen and living area featuring high quality integrated appliances, a double bedroom with built in wardrobe, and a contemporary shower room finished to an excellent standard. Additional benefits include gas central heating and its own generous courtyard garden.

Offered for sale with no onward chain, this charming home is ideal for first-time buyers, downsizers, or investors seeking a unique property in a central location.

The property comprises

Kitchen/Diner

9' 7" x 10' 3" (2.93m x 3.13m)

With tiled flooring and under-floor heating, intercom phone, a range of eye level and base units with breakfast bar and under counter lighting, porcelain worktops with splash backs, integrated electric oven and large induction hob with extractor hood over, integrated fridge/freezer and dishwasher, freestanding washer/dryer and inset sink unit. Open plan into...

Living Room

10' 8" x 19' 8" (3.24m x 5.99m)

With radiator, wood framed windows to three aspects and door to the courtyard garden.

Bedroom

10' 5" x 12' 6" (3.17m x 3.80m)

With radiator, built in wardrobes, wood framed window and fire exit door.

Shower Room

With tiled flooring, suite comprising a large walk in rainfall shower, hand basin with vanity unit and W.C, large marble-effect wall tiles, inset ceiling spotlights and extractor fan.

Courtyard Garden

The apartment benefits from its own low maintenance courtyard, accessed directly from the living room. The space is mainly laid to patio, providing a low maintenance area, ideal for relaxation or al fresco dining.

Council tax

The property is in council tax band A.

Tenure

The property is sold as leasehold with 970 years remaining on the lease. We have been informed that the current service charges are approximately £2500 per annum and ground rent is £55 per year.

Services

Mains gas, electricity, water and drainage are connected. Please note that the Agent has not tested any appliances.

Broadband

Ultrafast broadband is available (source - Ofcom) Predicted maximum download speed - 1000Mbps

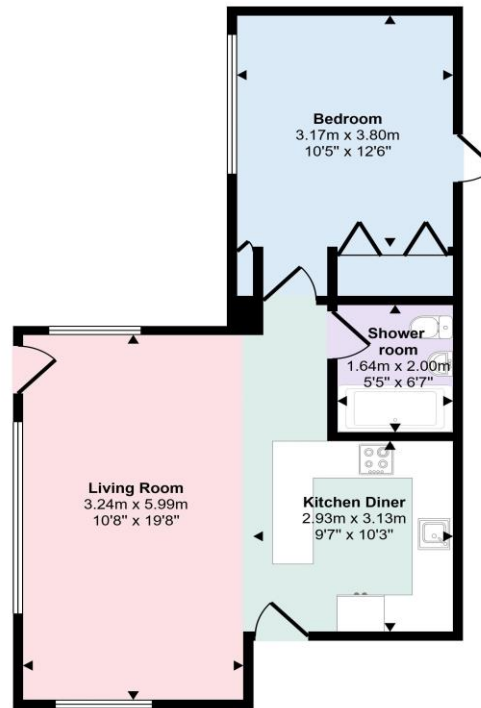
Mobile phone coverage

Both indoor and outdoor coverage are likely - source Ofcom.



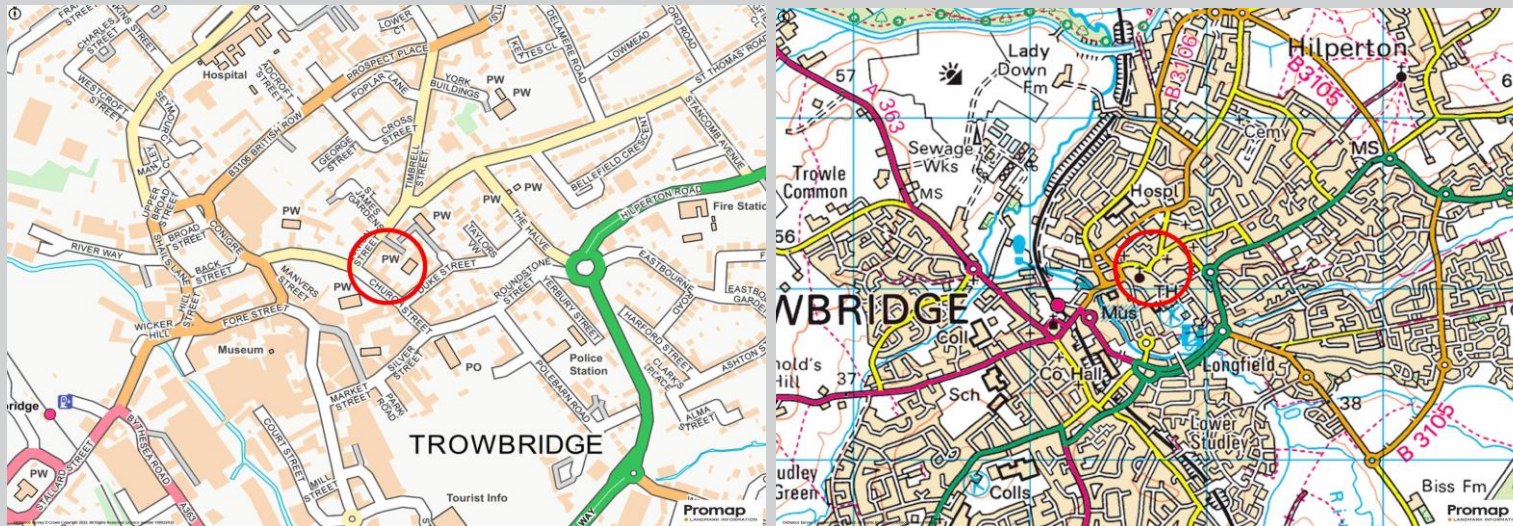
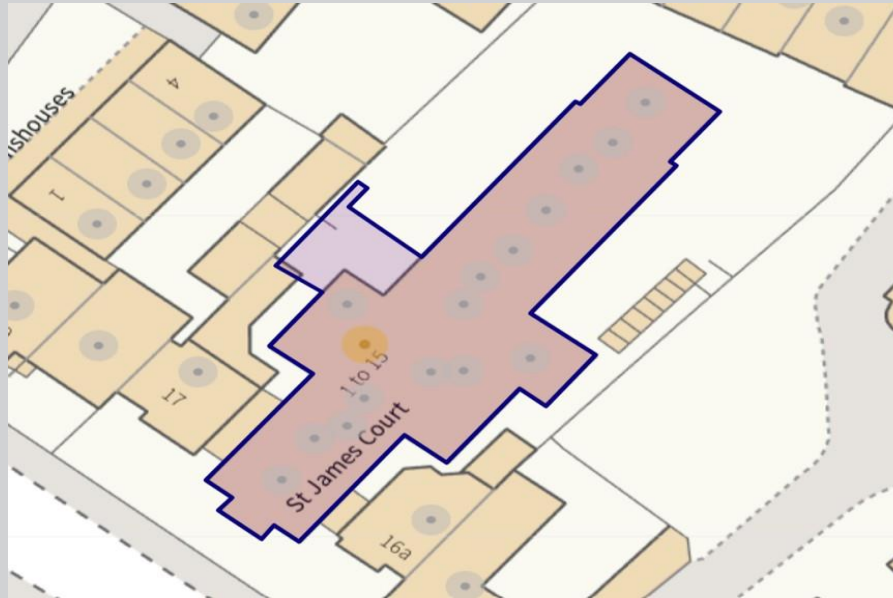


Approx Gross Internal Area
51 sq m / 547 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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Disclaimer

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically confirmed with the Vendor's solicitor. They may however be available by separate negotiation. The room sizes are approximate and only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.